

314L49854
015823

US LPA RECORDS CENTER REGION 5



515660

November 26, 1969

Mr. T. C. Monk, Secretary
Wheeler Lumber Bridge &
Supply Company
P. O. Box 5499
3340 Republic Avenue
St. Louis Park, Minnesota 55426

Dear Mr. Monk:

As we have discussed, the taxes on the land area for the property we now occupy in St. Louis Park have increased considerably as the result of the reassessment of the property. The assessed valuation of the land jumped from 9¢ per square foot to 45¢ per square foot.

As a result of the increase in assessed valuation the taxes on the 79.06 acres of land under plant have been increased to \$9,000.00 per year and the valuation of the trucking that serves this area has been increased to approximately 25,000.00. It therefore becomes necessary for the occupied property to share the tax burden and the expenses attributed to the land.

Your consideration would be appreciated in review of the following proposal for a rental charge for the land area you are occupying on the plant property at St. Louis Park that is not directly related to the processing work performed by us.

A fairly close land area approximation study was done by us to determine the areas you are utilizing for various forms of product. The total land area for all products approximates 25 acres. Of this 25 acres approximately 8½ acres is occupied by material that is not directly related to the treatments being performed at St. Louis Park.

The taxes on the land area and trucking is set out to be \$85,000.00. Considering the 8½ acres as applied to the total plant area of 79.06 acres, it is determined that 10.88% of the plant property is occupied thereby material

⑥ 1256

Mr. T. C. Bouk (Page 2)

that does not receive treatment at St. Louis Park. The 10.2% as a rental charge will accrue to approximately .777.00 per month. We then consider the maintenance and repair of track-age servicing this area and propose a charge of approximately .663.00 per month to give us a total rental request of .840.00 per month.

As the preceding proposed rental charge is based primarily on the taxes on the land at St. Louis Park and your occupancy of that land as not being related to treatments, we suggest a review each two years in order to reflect any increase or decrease in the tax valuation at St. Louis Park. At your convenience the opportunity would be appreciated to meet with you to discuss and clarify any points that may be necessary.

Yours very truly,

H. L. Finch

ELP:eg

341257